

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
E/S Graveswood Court, 205 ft.	* ZONING COMMISSIONER
N of Autumn View Way	
5 Graveswood Court	* OF BALTIMORE COUNTY
9th Election District	
6th Councilmanic District	* Case No. 97-1-A
Paul J. Stanton, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Paul J. Stanton and Patricia A. Stanton, for that property known as 5 Graveswood Court in the Satyr Hill Estates subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B01.2.C.3 of the Baltimore County Zoning Regulations (BCZR) to allow a building to centerline of 48 ft., in lieu of the required 50 ft.; from Section V.B.6.a of the Comprehensive Manual of Development Policy (CMDP) to allow a window to street right of way with a setback of 23 ft., in lieu of the required 25 ft.; from Section V.B.6.b of the CMDP to allow a windowed wall with a setback as close as 12 ft., in lieu of the required 15 ft.; and to amend the Third Amended Final Development Plan of Satyr Hill Estates, lot No. 35. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1ST day of August, 1996 that the Petition for a Zoning Variance from Section 1B01.2.C.3 of the Baltimore County Zoning Regulations (BCZR) to allow a building to centerline of 48 ft., in lieu of the required 50 ft., be and is hereby GRANTED; and

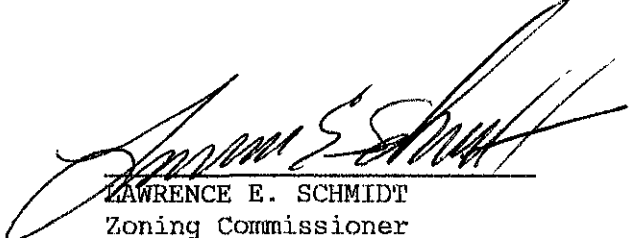
IT IS FURTHER ORDERED that a variance from Section V.B.6.a of the Comprehensive Manual of Development Policy (CMDP) to allow a window to street right of way with a setback of 23 ft., in lieu of the required 25 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section V.B.6.b of the CMDP to allow a windowed wall with a setback as close as 12 ft., in lieu of the required 15 ft., and to amend the Third Amended Final Development Plan of Satyr Hill Estates, lot No. 35, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

ORDERED
8/1/96
M. H. H. H.

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/1/96
By M. G. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 31, 1996

Mr. and Mrs. Paul J. Stanton
5 Graveswood Court
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 97-1-A
Property: 5 Graveswood Court

Dear Mr. and Mrs. Stanton:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5 GRAVESWOOD CT.
which is presently zoned DE-1

97-1-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.3 (1970 BCZR)

To allow a building to centerline of 48' in lieu of the required 50'. And Section V.B.6.a (CMDF) To allow window to street R/W with a setback of 23' in lieu of required 25'. And Section V.B.6.b. (CMDF) to allow a windowed wall a setback as close as 12' in lieu of the required 15'. And to amend the 3rd Amended FDP of Satry Hill of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or Estates, practical difficulty) Lot #35.

1. BUILDER PLACED HOUSE TOO MUCH TO ONE SIDE
2. STRUCTURE CONTAINS 2 CAR PARKING AS WELL AS STORAGE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: Jf

DATE: 7-1-90

ESTIMATED POSTING DATE: 7-14-90



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #: 2

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5 GRAVESWOOD COURT
address
BALTIMORE M.D 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- 1 STORAGE OF AUTOS AS WELL AS DIRECT ENTRANCE INTO HOUSE FROM GARAGE.
- 2 STORAGE OF ALL LAWN EQUIPMENT (RIDING MOWER)
- 3 STORAGE OF ALL PATIO FURNITURE IN WINTER.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Paul J. Stanton
(signature)
PAUL J. STANTON
(type or print name)



Patricia A. Stanton
(signature)
PATRICIA A. STANTON
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of June, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul J. Stanton + Patricia A. Stanton

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6/5/96
date

NOTARY PUBLIC

My Commission Expires:

SHAUN C. B. SCALLAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 4, 1999

EXAMPLE 3 -- Zoning Description

97-1-A
3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 5 GRAVESWOOD CT
(address)

Beginning at a point on the EAST side of
(north, south, east or west)

GRAVESWOOD CT. which is 50'
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 705 Feet ± NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street AUTUMN VIEW WAY
(name of street)

which is 50 wide. *Being Lot # 35.
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of _____
(name of subdivision)

as recorded in Baltimore County Plat Book # 62, Folio # 103.

containing 14,506. Also known as 5 GRAVESWOOD CT.
(square feet or acres) (property address)

and located in the 9 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

#2

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF EA MORE COUNTY

Towson, Maryland

97-1-H

District 9th Date of Posting 7/13/96

Posted for: various

Petitioner: Paul & Patricia Stortor

Location of property: 5 Brewster Ct

Location of Sign: Facing roadway on property being zoned

Remarks: _____

Posted by [Signature] Date of return: 7/19/96

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - VENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

11-2079

97-1-A

DATE 7-1-96 ACCOUNT R-001-615-000

MICROFILMED

AMOUNT \$ 135.00

RECEIVED Stanton
FROM:

010 Var. 50

Item # 2

030 Amend 50

Taken by JRA

FOR:

080 Sign 35

135

01A00W0039MTCRC

\$135.00

BA 012426P07-01-96

RN+
RSPH
+ SIGN

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Baltimore MD 21234

PHONE NUMBER: 882-1940

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 2 Petitioner: _____

Location: 5 GRAMES WOOD CT.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PAUL STANTON

ADDRESS: 5 GRAMESWOOD CT.

BALTIMORE MD 21234

PHONE NUMBER: 882-1940.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake /
Towson, Maryland 212

July 11, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-1-A (Item 2)
5 Graveswood Court
E/S Graveswood Court, 205' N of Autumn View Way
9th Election District - 6th Councilmanic
Legal Owner(s): Paul J. Stanton and Patricia A. Stanton

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 14, 1996. The closing date (July 29, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Paul and Patricia Stanton

MICROFILMED



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

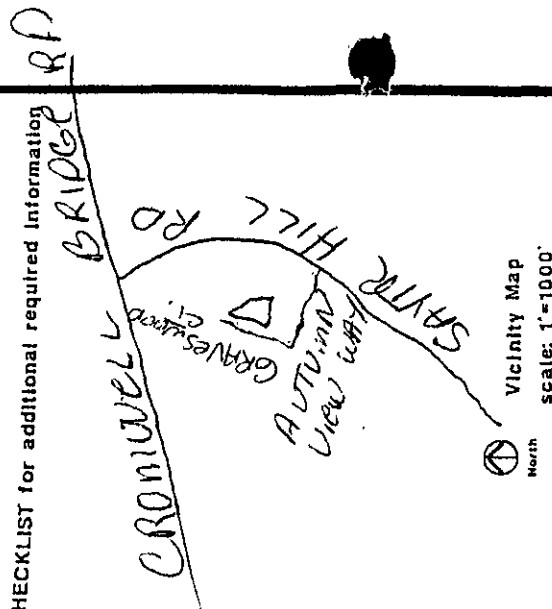
see pages 5 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 5 GRAVESWOOD CT.

Subdivision name: SAYRE HILL ESTATES

plat book # 62, folio # 103, lot # 35, section # 97-1-A

OWNER: PAUL STANTON



LOCATION INFORMATION

Election District: 9

Councilmanic District: 6

1"=200' scale: NE 11-D

Zoning: DR1

Lot size: 14,506 square feet

Chesapeake Bay Critical Area: ☐ YES ☒ NO

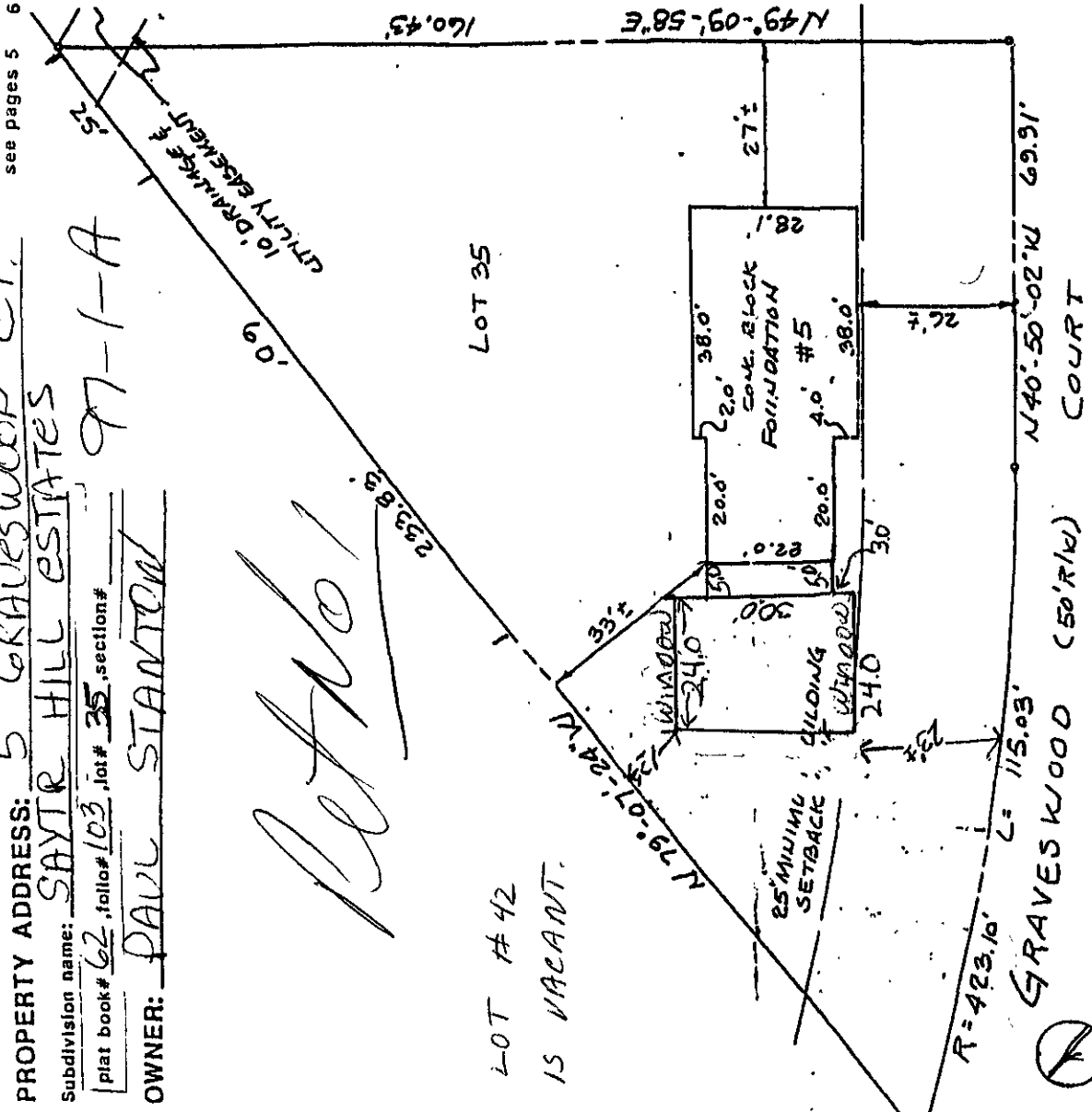
Prior Zoning Hearings: ☐ YES ☒ NO

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 2 CASE #:



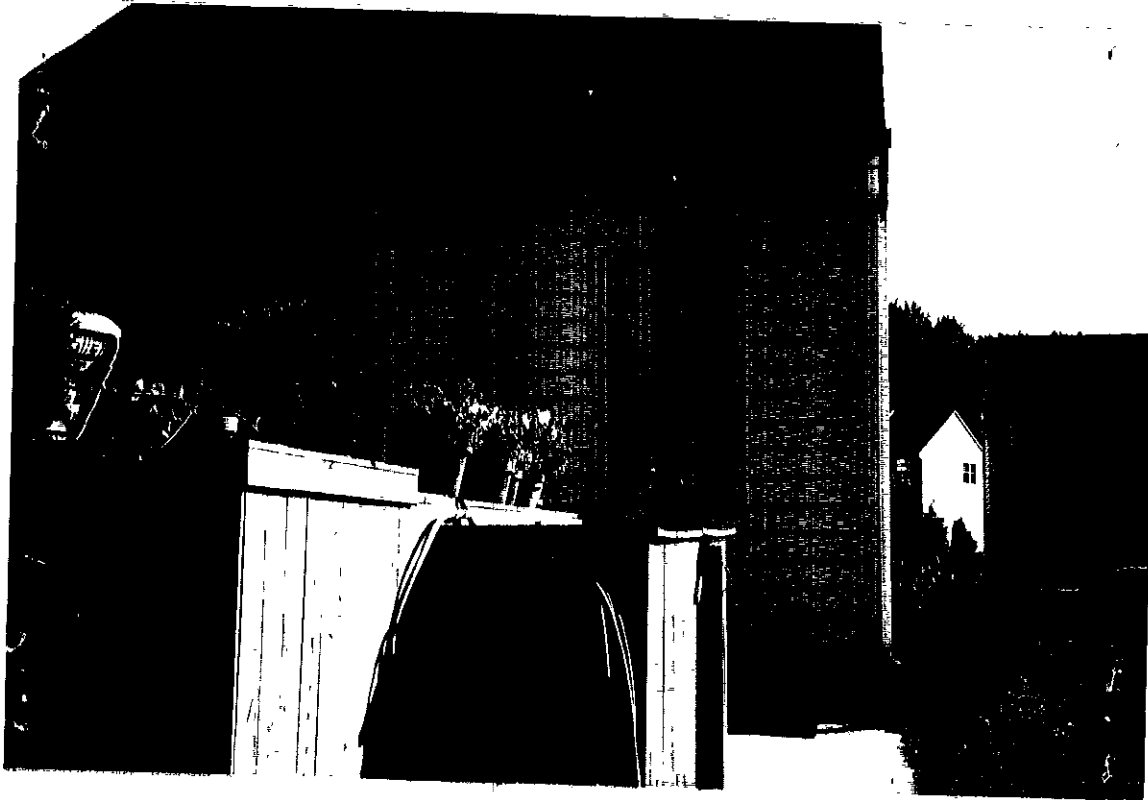
North
 Date: 6/12/96
 prepared by: PAUL STANTON Scale of Drawing: 1"= 30

MICROFILMED

97-1-A

Item #2

PETITIONER(S) EXHIBIT ()



THIS VIEW IS FROM BACK YARD, GARAGE WILL BE
ADDED TO RIGHT ~~LOOKING~~ THIS WAY.



MICROFILMED

THIS IS SIDE VIEW OF HOUSE DIRECTLY BE ATTACHED
TO THIS SIDE.

97-1-A



THIS IS FRONT TO SIDE VIEW.



Item #2

MICROFILMED



SHEET
LOCATION
LOCKE RAVEN
RESERVOIR AREA
MICROFILMED
N.E.
II-D
SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

97-1-A
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

Item #2

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
8/8 Graveswood Court, 205 ft.
W of Autumn View Way
5 Graveswood Court
9th Election District
6th Councilmanic District
Paul J. Stanton, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-1-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Paul J. Stanton and Patricia A. Stanton, for that property known as 5 Graveswood Court in the Satyr Hill Estates subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1801.2.C.3 of the Baltimore County Zoning Regulations (BCZR) to allow a building to centerline of 48 ft., in lieu of the required 50 ft.; from Section V.B.6.a of the Comprehensive Manual of Development Policy (CMPD) to allow a window to street right of way with a setback of 23 ft., in lieu of the required 25 ft.; from Section V.B.6.b of the CMPD to allow a windowed wall with a setback as close as 12 ft., in lieu of the required 15 ft.; and to amend the Third Amended Final Development Plan of Satyr Hill Estates, lot No. 35. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners have filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by

Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of August, 1996 that the Petition for a Zoning Variance from Section 1801.2.C.3 of the Baltimore County Zoning Regulations (BCZR) to allow a building to centerline of 48 ft., in lieu of the required 50 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance from Section V.B.6.a of the Comprehensive Manual of Development Policy (CMPD) to allow a window to street right of way with a setback of 23 ft., in lieu of the required 25 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section V.B.6.b of the CMPD to allow a windowed wall with a setback as close as 12 ft., in lieu of the required 15 ft., and to amend the Third Amended Final Development Plan of Satyr Hill Estates, lot No. 35, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

-2-

reason, this order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 31, 1996

Mr. and Mrs. Paul J. Stanton
5 Graveswood Court
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 97-1-A
Property: 5 Graveswood Court

Dear Mr. and Mrs. Stanton:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.

ORDER RECEIVED FOR FILING
Date 8/1/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 8/1/96
By [Signature]

-3-

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 5 GRAVESWOOD CT.

97-1-A

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 17-1.2.C.3 (1970 BCZR) To allow a building to centerline of 48 ft. in lieu of the required 50 ft. And Section V.B.6.a (CMPD) To allow window to street 23 ft with a setback of 23 ft in lieu of required 25 ft. And Section V.B.6.b (CMPD) to allow a windowed wall with a setback as close as 12 ft in lieu of the required 15 ft. And to amend the 3rd Amended FDP of Satyr Hill Estates, lot #35, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or Estates, lot #35, practical difficulty)

1. BUILDING PLACED TOO CLOSE TO ONE SIDE

2. STRUCTURE CONTAINS 2 CAR PARKING AS WELL AS STORAGE

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Consent Purchaser/Owner

(Type or Print Name)

Signature

Address

City State Zip

Alimony for Petitioner

(Type or Print Name)

Signature

Address

City State Zip

We do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

DAVE J. STANTON

Patricia A. Stanton

PATRICIA A. STANTON

Paul J. Stanton

5 GRAVESWOOD CT. 882-1940

BALTIMORE MD 21234

Name Address and phone number of representative to be contacted

Paul J. Stanton

SALE 882-1941

Address

City State Zip

Address

City State Zip

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature] DATE: 7-1-96

ESTIMATED POSTING DATE: 7-14-96

Printed with Soybean Ink on Recycled Paper

ITEM #: 2

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at 5 GRAVESWOOD COURT

BALTIMORE MD 21234

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. STORAGE OF AUTOS AS WELL AS DIRECT ENTRANCE INTO HOUSE FROM GARAGE

2. STORAGE OF ALL LAWN EQUIPMENT (RIDING MOWER)

3. STORAGE OF ALL PATIO FURNITURE IN WINTER

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

DAVE J. STANTON

PATRICIA A. STANTON

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of June 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appearing

Paul J. Stanton & Patricia A. Stanton

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct in the best of his/her knowledge and belief.

AS WITNESSES my hand and Notarial Seal

NOTARY PUBLIC

My Commission Expires

SHAWN C. S. SCALAN

NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires May 4, 1999

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANKS". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 5 GRAVESWOOD CT

Beginning at a point on the EAST side of

(north, south, east or west)

GRAVESWOOD CT, which is 50'

(number of feet of right-of-way width)

wide at the distance of 205 feet ± NORTH of the

(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street AUTUMN VIEW WAY

(name of street)

which is 50' wide. *Being Lot # 35

(number of feet of right-of-way width)

Block Section # in the subdivision of (name of subdivision)

as recorded in Baltimore County Plat Book # 62, Folio # 103.

containing 14,506 Also known as 5 GRAVESWOOD CT

(square feet or acres) (property address)

and located in the 9 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio #, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N 87° 12' 13" E 321.1 ft. S 18° 27' 03" E 87.2 ft. S 82° 19' 00" W 318 ft. and N 08° 15' 22" W 80 ft. to the place of beginning.

#2

9

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 7/1/96

Posted for: Variance

Petitioner: Paul J. Stanton et al.

Location of property: 5 Graveswood Ct

Location of Sign: Along driveway, property being posted

Remarks:

Posted by: [Signature] Date of return: 7/11/96

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 022879

DATE 7-1-96 ACCOUNT R-001-615-000

AMOUNT \$ 135.00

RECEIVED FROM: Stanton

010 Var. 50 Item #2

030 Amend 50 Taken by JRA

050 Sign 35

135

01A000003941CHRC

86 0312-28FMDT-01-96 \$135.00

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 2 Petitioner:

Location: 5 GRAVESWOOD CT.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PAUL STANTON

ADDRESS: 5 GRAVESWOOD CT.

BALTIMORE MD 21234

PHONE NUMBER: 882-1940



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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 11, 1996

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-1-A (Item 2)
5 Graveswood Court
E/S Graveswood Court, 20' S of Ashmun View Way
9th Election District - 8th Councilmatic
Legal Owner(s): Paul J. Stanton and Patricia A. Stanton

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact only with this office regarding the status of this case should reference the case number and be directed to 897-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 14, 1996. The closing date (July 23, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOW COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Paul and Patricia Stanton



Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 5 GRAVESWOOD CT.
Subdivision name: SAVYR HILL ESTATES
[Site book # 62, folio 103, lot 35, section 97-1-A]
OWNER: PAUL STANTON



see pages 5 & 6 of the CHECKLIST for additional required information

Vicinity Map scale: 1"=1000'

LOCATION INFORMATION

Election District: 9

Councilmatic District: 6

1"=200' scale: NE 11-D

Zoning: DR1

Lot size: 14,500

Sever: ☒ ☐

Water: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: ☒ ☐

Zoning Office USE ONLY!

Reviewed by: ITEM #1 CASE#

8/1 3

Scale of Drawing: 1"=30'

North

date: 6/12/96

prepared by: PAUL STANTON

Scale of Drawing: 1"=30'

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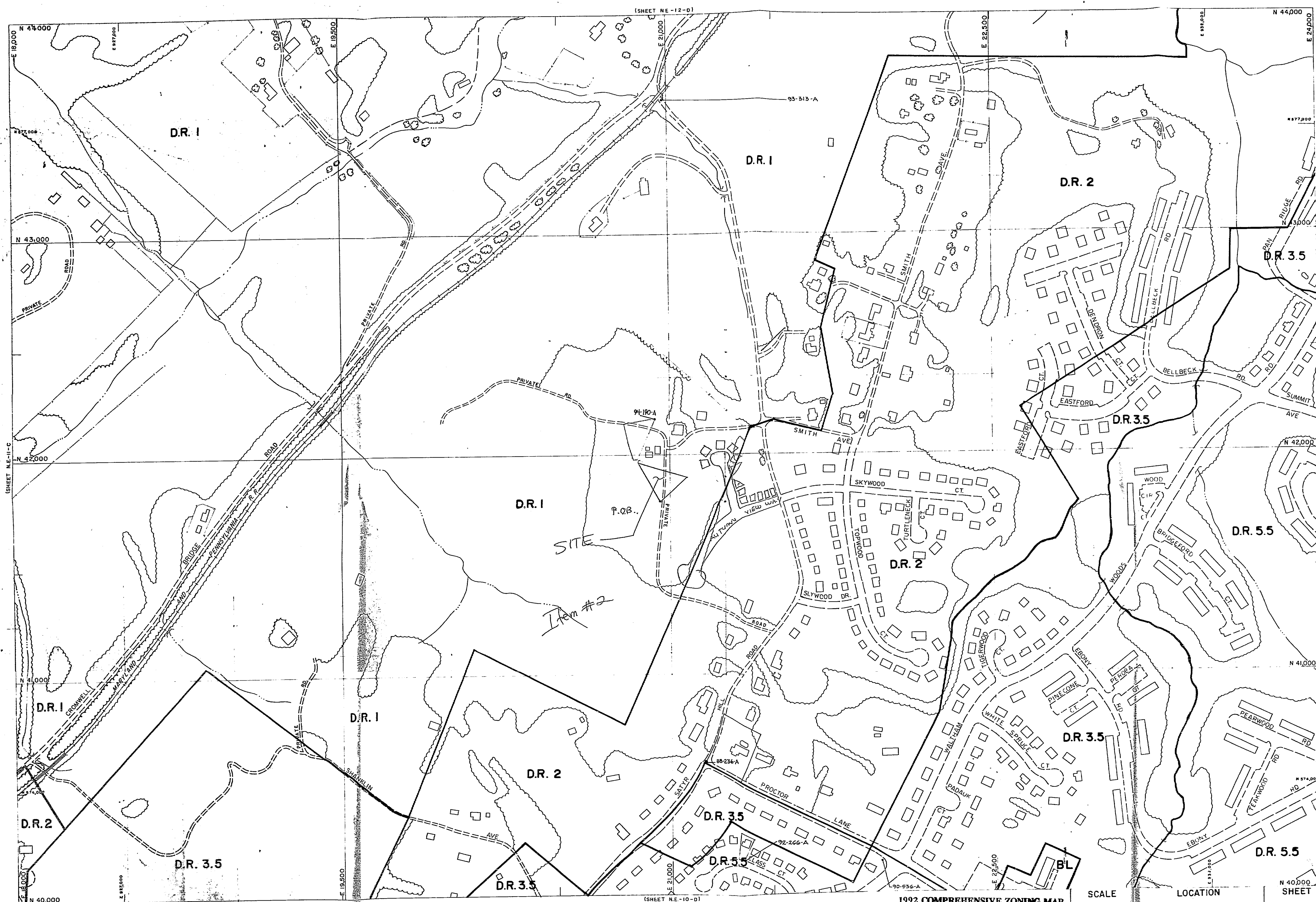
Scale of Drawing: 1"=30'

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R-SE
N-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard
Chairman, County Council

SCALE 1" = 200'	LOCATION LOCH RAVEN RESERVOIR AREA	SHEET N.E. 11-D
DATE OF PHOTOGRAPHY JANUARY 1986		

97-1-A



Item #2

97-1-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCKE RAVEN
RESERVOIR AREA

N.E.
H-D